

- - - APPROVED - - -
Amendments to Section 3.4 and 6.7 (Interior Lots)

Approved July 27, 2016
Effective July 30, 2016

Section 3.4 Special Permit Activities in All Residential Zones

- (new) 3.4.9 Interior Lots, in accordance with the following requirements:
- A. No lot shall be subdivided into more than two (2) interior lots.
 - B. Each interior lot shall have at least 1.5 times the minimum lot size required for that zone.
 - C. No portion of the lot between the street and the lot line that intersects the accessway shall count toward the minimum lot size.
 - D. Each interior lot shall comply with all other setback and building requirements for the zone in which it is located;
 - E. Each interior lot shall have an accessway that has a continuous width of at least 20 feet, is owned in fee simple by the owner of the interior lot, and has frontage on a Town street.
 - F. The driveway pavement width shall not be less than 10 feet. The driveway pavement length shall be not less than 35' from the front lot line, unless more is recommended by the Town Engineer to prevent erosion from entering the street. The driveway shall not be closer than 5 feet from an adjoining property line.
 - G. The base for any driveway longer than 500 feet shall be at least 20 feet wide, and shall be capable of supporting the weight of Newington fire apparatus.
 - H. Any driveway longer than 500 feet shall be reviewed by the Newington Fire Marshal. The Fire Marshal's comments shall be submitted with the application. Access to any new structure shall meet all the requirements of the Connecticut Fire Prevention Code: NFPA-1 Chapter 18 Fire Department Access; Sections 18.1 and 18.2
 - I. No two interior lots shall have frontage on the same street any closer to each other than the minimum lot width for that zone, except that two contiguous interior lots may be approved sharing a common driveway, and the application for such interior lots shall include an Agreement specifying that the owners of said driveway will share responsibility for its maintenance;
 - J. The Town Plan and Zoning Commission may require that slope rights on an adjacent frontage lot which is under the control of the applicant be provided to accommodate driveway construction, and that a proposed interior lot share a common driveway with an adjacent frontage lot under the control of the applicant where appropriate.

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Section 6.7 Interior Lots

- A. The purpose of this regulation is to enable the subdivision of existing lots of relatively large size which, due to their limited frontage and unusual character or topography and the historic pattern of land division, practical difficulty exists in meeting the setback and area requirements of Section 4.5 of the Zoning Regulations.
- B. Interior lots may be authorized in accordance with Section 3.4.9.